



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Cromwell Avenue, Highgate, N6 N6
Price £425 pw - To Let

A stunning one bedroom ground floor garden flat only moments away from Highgate Village. Boasting an array period features throughout and accessed from a private entrance, the accommodation comprises of a large reception room with wooden floors, a fitted kitchen, bathroom and a double bedroom with fitted wardrobes. Externally there is a large west facing private garden. The apartment is ideally situated only moments away from the restaurants, cafes and bars of Highgate Village and within close walking distance of Highgate Underground Station.

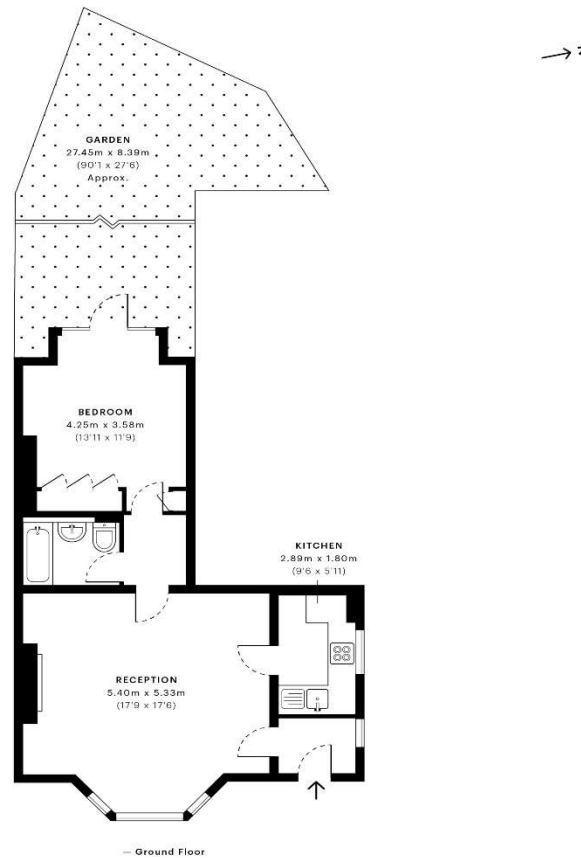
Please note that £425 per week is equivalent of £1841.67p per calendar month

Council Tax: Haringey Band D - £1880 per annum

Tenancy Term: 12 months

Approx. Floor Area: 588 sqft (54.63 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	73
EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The aggregate of the property:
54.66 sqm / 588.36 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features:
51.84 sqm / 558.00 sqft

EXTERNAL STRUCTURAL FEATURES
Excludes external features and:
0.00 sqm / 0.00 sqft

ROOF COVER HEAD HEIGHT
Lifted over the area shown 1.8m:
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors Property Measurement standards.
Plans are generated via laser scanning and measured from all seven consultations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurement captured in the scan.

IPMS (NET INTERNAL) 51.84 sqm / 558.00 sqft

IPMS (GROSS INTERNAL) 54.66 sqm / 588.36 sqft

spec id: 5637f3b6d775490dd41ab4f8



